



**City of Santa Barbara**  
Planning Division

**Memorandum**

**DATE:** September 19, 2019

**TO:** Susan Reardon, Staff Hearing Officer

**FROM:** Ellen Kokinda, Planning Analyst

**SUBJECT:** Revised Scope of Work to Include Minor Addition in the Required Interior Setback - 1114 Del Sol Avenue (PLN2019-00169)

---

This application of James Bell, applicant for owner, Whipps-Gomes Revocable Trust, located at 1114 Del Sol Avenue was initially heard before the Staff Hearing Officer on August 28, 2019, and continued to allow for re-noticing. During the first hearing, the applicant requested a minor addition within the easterly interior setback to allow new footings. The Staff Hearing Officer continued the project to allow for public notice of the amended easterly interior setback modification to include the additional floor area within the required interior setback.

The revised scope of work includes the construction of a minor addition within the easterly interior setback to construct new footings. Staff is supportive of the minor addition as the encroachment is minimal and because the addition would not create a significant impact to the adjacent property or to the neighborhood. The addition to the front of the residence still maintains conformity to the front setback. No privacy or nuisance issues are anticipated as the addition is predominantly blocked from view by a fence on the adjacent lot. The easterly interior setback modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot because the minor addition and the window alterations are modest in size and scale. The additional floor area represents 0.28 square feet of encroachment into the required interior setback. Although the windows are proposed in a slightly different configuration, the area of the new windows is approximately the same area as the existing window openings. Therefore, no significant impacts are anticipated.



# City of Santa Barbara California

## \*\*\* SEPARATELY DISTRIBUTED SITE PLAN \*\*\*

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov) to verify closure dates.

**EXHIBIT A**